



# City of Madison

City of Madison  
Madison, WI 53703  
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## Meeting Minutes - Approved COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

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Thursday, February 7, 2013

5:00 PM

215 Martin Luther King, Jr. Blvd.  
Room 260 (Madison Municipal Building)

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### CALL TO ORDER / ROLL CALL

**Present:** 7 -

Tim Bruer; Lauren Cnare; Matthew J. Phair; Ben M. Van Pelt; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

**Excused:** 2 -

Monya A. Choudhury and Liz Dannenbaum

### PUBLIC COMMENT

#### Theresa Terrace Purchase

Valerie Valerie introduced eight children who live on Theresa Terrace, including DeoTharay Phillips, Stephen, Zavarion Mohomas, Dwayne, Kareem, James, Miracle Shanklin, and Shawntes Shanklin. The children commented that they need a center in their neighborhood to avoid boredom after school, to stop fighting in the neighborhood, to improve behavior, to provide help with homework and activities like sports, games, and cooking classes.

Valerie Valerie advocated for change in the neighborhood. The children need role models to help them grow and a center to give them opportunities.

Ald. Bruer asked about their capacity building.

Valerie Valerie said that she and others are planting the seeds for the future. The board members are willing to step forward and make this work. She believes they have enough people in the neighborhood to make the necessary changes.

Ald. Bruer offered to support and raise funds for the center by doing an Easter egg hunt in the neighborhood with Ald. Phair as the Easter Bunny.

Cassie Rademaekers said her children went to Falk Elementary School. She said she sees the new neighborhood center as an opportunity to bring the Greentree and Prairie Hills Neighborhoods together. The center would provide local, year-round programming that the children don't get at school. Having a physical place to go is key to getting people involved. She would like to see programs offering after school mentoring and tutoring, conflict resolution, and team building.

Sherri Swartz said she lives in the Prairie Hills Neighborhood, and she got involved with the Theresa Terrace neighborhood last summer. She said she was present to speak on behalf of several people, especially two elders, in the neighborhood who couldn't be at tonight's meeting. The message they wanted her to convey is that the idea for this neighborhood center started at 1408 Theresa Terrace. She read a letter from block captain Tamer Pardee advocating for the center.

John Suggs, Chief Operations Officer for the Boys and Girls Club (BGC), wanted to show his support for the neighborhood center. The community and BGC really believe in this project. He worked in Philadelphia where there were frequent acts of violence against young people. The biggest thing he took away from his experience is that these young people could've had better opportunities if they'd had a place to go, and that's what it's about with the Theresa Terrace center. Having a place to go is over half the battle.

Ald. Bruer asked to what degree BGC is committed to management or maintenance of the Theresa Terrace facility.

Suggs said BGC hasn't yet formally committed to anything in the neighborhood. Suggs said there's a serious need in the community for a center. The center will be a starting point for the community.

Gloria Meyer, President of the Prairie Hills Neighborhood Association, has been involved in this project for over a year now. She said this is a neighborhood that is trying to help itself, but it lacks resources to do anything beyond what they've already accomplished, which includes dealing with traffic issues, getting speed bumps put in, and providing 11 weeks of summer programming for the children. The neighborhood needs a locus for activities for children and job counseling for adults. They're now working on having a summer program operating five days a week. Their board is trying to get BGC involved in helping with the center.

Ali Brooks is a youth organizer for Southwest Madison and has been working at different community centers. She has also worked with youth in the Theresa Terrace neighborhood. She said there is a huge need in the neighborhood. There's a large concentration of youth in poverty due to the high number of Section 8 vouchers provided in the vicinity. These youth have nothing to do and nowhere to go. They hang out in the streets. She read a couple of letters from some teenagers in the area in support of the neighborhood center.

O'Callaghan asked why the neighborhood wouldn't utilize the Meadowood Neighborhood Center, which isn't that far from Theresa Terrace. He asked what need the new center would fill that can't be met at Meadowood.

Brooks said it's the walking distance from Theresa Terrace to Meadowood that is the biggest problem, especially in the winter when it's really cold. Some parents don't feel comfortable having their children walk all the way there and back. Plus, Meadowood could reach its capacity just serving the children in its vicinity.

Valerie Valerie said that safety is also an issue for having young children walking to the Meadowood Center.

Brooks said that the girls in the neighborhood are very afraid to walk from Meadowood to Theresa Terrace after dark.

Whitesel asked how far Theresa Terrace is from Meadowood.

Chuck Kime, Vice President of the Greentree Neighborhood Association and a member of the Southwest Community Organizers, said he mapped out the distance and found that Meadowood is about a mile from Theresa Terrace. He handed out documents for the Committee members. He described some of the data he passed out pertaining to programming at the center. Adults are interested in family counseling, computer skills, job skills, and parenting. Adults are also interested in homework help for their children, as well as computers and dance and music for their children. Youth are interested in cooking, dancing, music, and sports.

Suzanne Gittleman said her children go to Falk. She said the school needs help outside of school time. The children need homework help, which the center would provide.

#### Occupy Madison and Homeless Shelter Appropriations

Brenda Konkel gave a brief update on the status of Occupy Madison. She said the board met earlier today. There has been another accepted offer on the building they were looking at. Her opinion is that they shouldn't withdraw their proposal in case the other offer on the building falls through. She said the old Safe Haven building is available as a possibility for the project. It has 11 bedrooms. She said Occupy residents have nowhere to go and no plans after the February 17th deadline when they need to leave the park. The tents are frozen to the ground.

Regarding the resolution authorizing \$10,000 in additional money for shelters on cold weather exception days, she has a couple of suggestions. She said 20 degrees is too cold and the temperature should be raised to around 32 degrees. She said she was glad to see that the resolution defined requirements for banning people from shelters. She would like to see some written policies regarding access to shelters. She suggested that shelters should offer a written explanation of rejection when they turn people away. Also, there needs to be some alternative to sleeping on the streets where homeless persons won't get a ticket. It would also be great if cold nights didn't count against a person's 60 days in shelter. They did a survey of over 300 homeless people, and she hopes the Committee members will review the survey.

Ronnie Barbett asked the Committee to care a little bit and wanted to tell the committee what's going on with Occupy Madison. On February 17th, Occupy Madison, which involves 20 to 35 people, ability to use the park they are living in, comes to a close. On March 31st, the daytime warming shelter, which involves 120 to 150 people, closes. If these places keep closing, the homeless are going to be back down around State Street, the Capitol Square, the Memorial Union, and public parks. An extension at Occupy Madison and/or the daytime warming shelter would alleviate some of the problem. He said he supports the \$10,000 to the Salvation Army, also.

#### DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

## BUSINESS ITEMS

1. [29019](#) SUBSTITUTE - Resolution authorizing the approval of up to \$10,000 to pay for additional costs of providing shelter to homeless families and individuals on cold weather exception days, amending the 2013 adopted City operating budget to re-appropriate funds from Miscellaneous Appropriations, and authorizing the Mayor to execute an agreement with The Salvation Army of Dane County.
- ALD. BRUER MADE A MOTION TO RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL. O'CALLAGHAN SECONDED.

O'Keefe said that the resolution represents half of a collaborative effort involving the City and the County and the primary providers of emergency, short-term, overnight shelter. Those organizations have come to the City as they have struggled to accommodate all the people who've shown up at shelter. The resolution is a modest but meaningful attempt to prevent, for the balance of this winter season, people being turned away from overnight shelters for lack of capacity. Dane County has committed to providing an additional \$10,000 primarily to support case management issues.

ALD. BRUER MADE A MOTION TO RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL. O'CALLAGHAN SECONDED.

- [28837](#) SUBSTITUTE Authorizing the exercise of the Option to Purchase with John P. Schneider LLC for the acquisition of a condominium duplex located at 1409-1411 Theresa Terrace for potential use as a neighborhood center.

ALD. PHAIR INITIALLY MADE A MOTION TO RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL. ALD. BRUER SECONDED.

Ald. Phair reviewed the process that began last year with respect to the Option to Purchase the duplex for a neighborhood center for Theresa Terrace. He said the City had hoped that the Neighborhood Center Study would be done so that it would have some bearing on the decisions regarding the new center. He recapped for the Committee where this neighborhood has been. It's an NRT neighborhood and has all the issues that go with poverty. There are drugs, gangs, and guns in the neighborhood, as well as single parent families. There is a core group of residents who have partnered to make changes in the neighborhood. The center is part of a larger plan to improve and empower the neighborhood and has the potential to be a satellite center. He realizes that the City has to think about how this will be funded. He said there is a tentative operating plan that has been worked out with Boys and Girls Club and the residents.

Ald. Cnare asked who would develop the programming and management of the center.

O'Keefe said that there have been some conversations with the BGC and a tentative agreement with them. What gives staff pause is how the

programming will be funded.

Van Pelt asked what staff recommended with respect to the project.

O'Keefe said it's unusual for a staff report not to give a recommendation, but it reflects that it's a conflicted project. He stated there's no denying either the need or the benefit to the neighborhood or the enthusiasm for the center, but there is the problem of financing the center.

Van Pelt asked what the purchase price was.

Ald. Phair said the City is purchasing it for \$135,000.

Marx said that \$135,000 is the appraised value.

Whitesel asked if the Committee was being asked to approve only the Option to Purchase.

O'Keefe said yes and that there would then be a subsequent resolution to approve renovation and operation of the center.

O'Callaghan said the neighborhood study is really important. He said the Committee is left with difficult decisions and no guidance without it. He said he would support it if the Common Council determines there is some feasibility beyond the building purchase for operations of the center and renovations of the building.

Ald. Bruer asked who, for the record, would be paying for the maintenance of the building if the City buys it.

Marx said that the fiscal note approves \$20,000 of miscellaneous holding expenses associated with the building, which should get the center through the next year.

## ROLL CALL

Ald. Cnare left the meeting.

**Present:** 6 -

Tim Bruer; Matthew J. Phair; Ben M. Van Pelt; Daniel A. O'Callaghan; Justin O. Markofski and Russ Whitesel

**Excused:** 3 -

Lauren Cnare; Monya A. Choudhury and Liz Dannenbaum

## 2. [28837](#)

SUBSTITUTE Authorizing the exercise of the Option to Purchase with John P. Schneider LLC for the acquisition of a condominium duplex located at 1409-1411 Theresa Terrace for potential use as a neighborhood center.

Approval of the resolution with a further recommendation that the Mayor and Common Council identify funds for renovation and operations of the Center through 2013.

**Ald. Bruer said he that in addition to the \$20,000 for the building maintenance, he would want the Mayor's Office to commit funding to programming for the facility.**

**O'CALLAGHAN SUGGESTED A FRIENDLY AMENDMENT TO THE MOTION TO**

RETURN THE ITEM TO LEAD WITH THE FOLLOWING RECOMMENDATIONS:  
APPROVAL OF THE RESOLUTION WITH A FURTHER RECOMMENDATION  
THAT THE MAYOR AND COMMON COUNCIL IDENTIFY FUNDS FOR  
RENOVATION AND OPERATIONS OF THE CENTER THROUGH 2013.

ALD. BRUER SAID HE WOULD SUPPORT THE FRIENDLY AMENDMENT. ALD.  
PHAIR AGREED. THE MOTION PASSED UNANIMOUSLY.

This Resolution was Return to Lead with the Following Recommendation(s) to  
the BOARD OF ESTIMATES

3. [28930](#) Neighborhood Center Plan update

O'Keefe said that staff is on track to bring the Neighborhood Center Plan to a  
close near the end of February, so it might be available for discussion at the  
March meeting.

4. [28928](#) CDBG 2013 February Staff Report

Financials  
Discussion of the Future of the Affordable Housing Trust Fund  
Update on Carenet Project  
Update on Occupy Madison Project  
2013 CDBG Committee Schedule

1. Financials

Markofski said financials were available in the packet.

2. Discussion of the future of the Affordable Housing Trust Fund (AHTF)

O'Keefe said that the AHTF is zero for four on the last RFP, and although  
Occupy Madison hasn't formally withdrawn, he anticipates that they will. The  
positive note is that the AHTF attracted some attention. Staff would like to keep  
trying to fund projects with the AHTF on an ongoing, monthly basis, rather  
than continue to issue RFPs. Staff would like to see what proposals are  
submitted and what loan terms are proposed.

3. The Committee agreed to receive AHTF proposals as they come in.

Ald. Bruer said that CDA has some interest in pursuing some properties with  
CDBG/AHTF funds to provide 36 units of housing for veterans.

4. Update on Care net Project

Charnitz said that the project was referred to BOE and Common Council to not  
approve the resolution. The sponsors withdrew, so it was not taken up at the  
Common Council. But she state there was a memo from the City Attorney's  
Office in the Committee's February packet, which members should review.

Update on Occupy Madison Project

Charnitz noted that Brenda Konkel gave an update earlier in the meeting on the Occupy Madison project.

5. 2013 CDBG Committee schedule

Charnitz reviewed the new CDBG Committee meeting calendar that was included in February's packet. She noted there is a change in a couple of dates for 2013 where the meetings do not fall on the first Thursday of the month.

5. [28929](#)

Report from committees with CDBG Committee representation.

1. Gardens Committee (Markofski)

Markofski said he attended his first Gardens Committee meeting.

2. Martin Luther King, Jr. Humanitarian Award Committee

There was no update.

3. Community Development Authority (Bruer)

Ald. Bruer had no updates other than what he gave before under the AHTF updates.

**ADJOURNMENT**

Ald. Bruer moved adjournment at 7:45 p.m., and Ald. Phair seconded.  
Unanimous.

Anne Kenny, recorder